

1a Lutterworth Road Blaby, Leicester, LE9 1RG
Telephone 0116 2772277 Email sara@nestestateagents.co.uk
www.nestestateagents.co.uk

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ESTATE AGENTS

Room Sizes

Entrance Hall
7'0" x 15'0"

Living Room
12'0" x 11'6"

Dining Room
12'0" x 12'5"

Dining Kitchen
17'6" max x 24'0" max

Wet Room
11'6" x 7'0"

Bedroom One
12 x 13'01

Bedroom Two
12'0" x 12'5"

Bedroom Three
11'3" x 11'4"

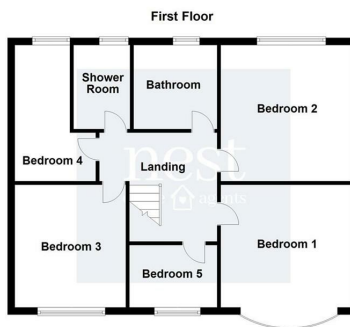
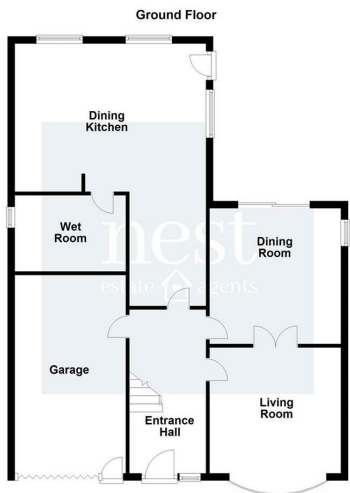
Bedroom Four
8'03 max x 12'06

Bedroom Five
7 x 7

Bathroom
6'10 x 7

Shower Room
4'10 x 7'05

Garage
11'02 x 17'01



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.

VIEWING Via our office at 1a Lutterworth Road Blaby, Leicester, LE9 1RG

Telephone 0116 2772277 Email sara@nestestateagents.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestestateagents.co.uk

FREE PROPERTY VALUATION Looking to sell? Need a valuation?

Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County - total coverage for your home.

Call us on 0116 2772277 for free advice.

OFFER PROCEDURE If you are obtaining a mortgage on this property one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

MONEY LAUNDERING Money laundering regulations 2003 - Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.

These details do not constitute part of an offer or contract.

Agents notes - FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position and sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

Browning Street, Narborough, Leicester LE19 3EE

Guide Price £495,000

The Story Begins

- Wonderful Family Home
- Entrance Hallway
- Living Room & Formal Dining Room
- Family Dining Kitchen
- Downstairs Wet Room With WC
- Five Bedrooms
- Upstairs Shower Room & Bathroom
- Enclosed Garden With Patio Area
- In & Out Drive & Electric Garage
- Freehold EPC Rating - D Council Tax Band - E

Location Is Everything

Located in the sought after Poets area of Narborough, Browning Street is set in a prominent position. There are three Primary Schools in Narborough, Greystokes, Redhill Field and The Pastures with Brockington College in nearby Enderby offering high school education. In Enderby you will also find the Everyone Active Leisure centre. Being a semi rural area, there are ample footpaths, bridleways and cycle routes. Narborough village itself has a mixture of shops, restaurants, public houses, takeaways, doctors surgery and a train station. Within a ten minute drive, wider facilities are available in Blaby village and Fosse Park. A lovely place to live.



Inside Story

Traditional detached residence built in 1939, much loved family home for many years which is awaiting new owners to make their own perfect nest. Entering into the hallway the stairs rise to the first floor and doors lead into the downstairs living. The living room is located to the front aspect and has a bay window that allows the light to flood in. The heart of this home is the fabulous living kitchen diner which is a wonderful space for socialising, entertaining and family time. The kitchen itself has a vast range of wall, drawer and base units, integrated double electric fan oven, four ring gas hob with ducted extractor fan over, dishwasher and fridge freezer, double sink and drainer with mixer tap, plumbing for washing machine and dryer. There is ample space for a dining table with breakfast bar and further cupboards around, and windows and door out to the garden. If you prefer a more formal place to eat, you can do so in the dining room which gives views over the garden and has double doors opening to the lounge. The wet room is fully tiled, with a low level wc, wash hand basin and shower, being fully tiled and having under floor heating. Travelling up to the first floor there are a total of five bedrooms, three of which are doubles and two singles. The family bathroom is tiled and fitted with a jacuzzi bath, wash hand basin and low level wc, with a separate shower room fitted with shower cubicle, wash hand basin and wc. Externally this property has much to offer standing within a good size plot with off road parking to front and side, as well as a garage fitted with electric door, power and light. The sizable garden has a paved patio and is mainly laid to lawn with storage sheds.

